

# WOKING

Units 1&2 and 7-10

Bourneside Estate, GU24 8AS



## INDUSTRIAL / WAREHOUSE TO LET

**1,105 TO 5,622 SQ FT**

- 4.1M eaves height in the main industrial unit
- Units 1&2- 1,115 sq.ft & Units 7-10 4,517 sq.ft
- Loading doors on 3 elevations
- Yard area loading and parking
- Close proximity to the M25
- Open plan warehouse space
- Inclusive of service charge
- W/C's facilities available
- 3 phase electricity

**TO LET- Industrial warehouse units with good yard area and car parking available**



## Summary

<b>Available Size</b>	1,105 to 5,622 sq ft
<b>Rent</b>	£16.50 per sq ft Inclusive of S/C
<b>Rates Payable</b>	£5.73 per sq ft Units 1&2 have a rateable value of £12,000 so small business rates may be applicable.
<b>Rateable Value</b>	£63,000
<b>Service Charge</b>	N/A
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (83)

## Description

Storage / warehouse units which can be let individually at 1,115 sq.ft (Units 1 & 2) or together totaling 5,632 sq.ft. Good access to the M25, M3 and A3 motorway networks. Unit 1 benefits from first floor office space as well as w/c's and kitchen area.

Large secure yard area for use as parking.

## Location

The units are located off the A3046 between Chobham (0.9 miles) and Woking (2.9 miles) town centres. This provides good access to both the M25, A3 and M3 motorway networks. Fairoaks Airport is just 2 miles up the road.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground - Units 1&2	882	81.94	To let	Available
1st - Units 1&2	223	20.72	To let	Available
Ground - Units 7-10	4,517	419.64	To let	Available
<b>Total</b>	<b>5,622</b>	<b>522.30</b>		

## Viewings

Strictly by appointment through sole agents.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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